

44-2-41 ✓
42-108

G. CALVIN MACKENZIE and NANCY W. MACKENZIE BK 3422 PG 045

of Waterville, County of Kennebec and State of Maine

(being unrecorded), for consideration paid,
grant to JOHN McAVOY

TRANSFER
TAX
PAID

of Norridgewock, County of Somerset and State of Maine
with Warranty Covenants, the land in Waterville, Kennebec
County, State of Maine.

021191

A certain lot or parcel of land with buildings thereon situate
in Waterville, County of Kennebec and State of Maine, bounded and
described as follows, to wit:

Certain lots or parcels of land situated in said Waterville and
being Lots No. 52 and 53 on Plan of Rosemar Park as amended, made
for L.N. Violette Co., Inc., April 1951, recorded in the Kennebec
County Registry of Deeds to which plan reference is hereby made for
a more particular description, and being a part of the same premises
conveyed to Lorraine V. McAleer and Louis N. Violette as Trustees
under Deed of Trust from Robert J. Violette, et als, dated December
26, 1957, recorded in said Registry of Deeds, in Book 1102, Page
256. This conveyance is made upon the express conditions an subject
to the following restrictions:

1. That no building or any part of a building, including porches,
shall ever be erected or allowed to stand upon said lot within
twenty-five (25) feet of Violette Avenue, or within five (5)
feet of either the east or west boundary lines;
2. That no residences for more than two families will be built
thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or
secondhand goods, automobiles, machines, junk or salvage
material of any kind;
5. That no separate garage shall be build thereon larger than
twenty (20) feet by twenty (20) feet, two car and that the front
of said garage shall not be nearer to Violette Avenue than
thirty-five feet;
6. That no building house costing less than six thousand
(\$6,000.00) dollars shall be built thereon.

Meaning and intending to convey the same parcel of property conveyed
to the above Grantors by Warranty Deed from Robert D. Kennedy and
Andrea Kennedy dated July 5, 1978 and recorded in the Kennebec
County Registry of Deeds in Book 2123, Page 141.

~~with of said grantors joint and several right by deed to the high and mighty State of Maine~~

Witness my hands and seals this first day of September 19 88

[Signature]
G. CALVIN MACKENZIE
[Signature]
NANCY MACKENZIE

State of Maine, County of Kennebec ss: September 1, 19 88

Then personally appeared the above named G. Calvin MacKenzie and
Nancy MacKenzie
and acknowledged the foregoing instruments to be their free act and deed.

Before me,

[Signature]
David B. Whyte

☐ Justice of the Peace
☐ Attorney at Law
☒ Notary Public

1988 SEP -7 AM 9:00

RECEIVED KENNEBEC
NOTARY PUBLIC
DAVID B. WHYTE